028.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,029,400 / 1,029,400
					USE VALUE:	1,029,400 / 1,029,400
					ASSESSED:	1,029,400 / 1,029,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33	-35	WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMERJIAN PAUL
Owner 2:	
Owner 3:	
Street 1:	6 BLUEBERRY LANE
Street 2:	
Twn/City:	STONEHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	02180 Type:

PREVIOUS OWNER

Owner 1:	WINTER STREET HOME LLC -
Owner 2:	-
Street 1:	6 BLUEBERRY LANE
Twn/City:	STONEHAM
St/Prov:	MA Cntry:
Postal:	02180

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Aluminum Exterior and 2461 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7727.000	501,100	6,900	521,400	1,029,400
Total Card	0.177	501,100	6,900	521,400	1,029,400
Total Parcel	0.177	501,100	6,900	521,400	1,029,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.29 /Parcel: 418.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 19544

GIS Ref

GIS Ref

Insp Date 09/09/17

!2361!

PREVIOUS ASSESSMENT

Parcel ID 028.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	501,100	6900	7,727.	521,400	1,029,400		Year end	12/23/2021
2021	104	FV	478,300	6900	7,727.	521,400	1,006,600		Year End Roll	12/10/2020
2020	104	FV	478,500	6900	7,727.	521,400	1,006,800	1,006,800	Year End Roll	12/18/2019
2019	104	FV	370,900	6900	7,727.	554,000	931,800	931,800	Year End Roll	1/3/2019
2018	104	FV	370,900	6900	7,727.	404,100	781,900	781,900	Year End Roll	12/20/2017
2017	104	FV	347,800	6900	7,727.	352,000	706,700	706,700	Year End Roll	1/3/2017
2016	104	FV	347,800	6900	7,727.	299,800	654,500	654,500	Year End	1/4/2016
2015	104	FV	309,800	6900	7,727.	293,300	610,000	610,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:23:47

LAST REV

Date	Time
02/27/20	15:45:22
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2361

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINTER STREET H	58092-209		12/15/2011	Convenience	1	No	No		
DEMERJIAN MICHE	58092-208		12/15/2011	Family	250,000	No	No		
EDE ROSE S,	55955-410		12/1/2010	Estate/Div	1	No	No		
FRENI JOSEPH &	12011-278		6/8/1971	Family	39,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2019	1935	Porch	10,000	C				
10/27/2014	1438	Re-Roof	18,050					Strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	MEAS&NOTICE	KB	Kevin B
5/14/2009	Measured	189	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Measured	264	PATRIOT
8/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	19544
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7727		Sq. Ft.	Site		0	80.	0.84	1									521,449						521,400	

Total AC/HA:	0.17739	Total SF/SM:	7727	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	521,449	Spl Credit		Total:	521,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07665586
Const Adj.:	0.98000199
Adj $ / SQ:	189.922
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680888
Depreciation:	179754
Depreciated Total:	501134

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

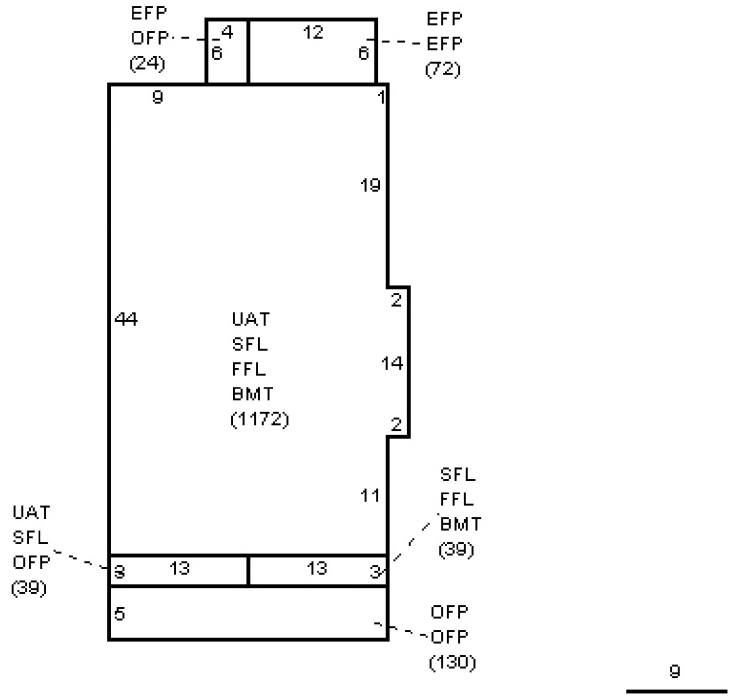
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.92
Special Features:	0	Val/Su Net:	112.20
Final Total:	501100	Val/Su SzAd	203.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,250	189.920	237,403
BMT	Basement	1,211	56.980	68,999
FFL	First Floor	1,211	189.920	229,996
OFP	Open Porch	323	21.180	6,840
UAT	Upper Attic	303	75.970	23,000
EFP	Enclos Porch	168	42.560	7,150

Net Sketched Area:	4,466			Total:	573,388
Size Ad	2461	Gross Area	5374	FinArea	2461

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X30	A	AV	1930	19.17	T	40	104			6,900			6,900

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900

IMAGE

AssessPro Patriot Properties, Inc